

6001/18

T-5624/2018



WEST BENGAL

E 506991

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Coimbatore, Dum Dum, 24-Pga. (North)

27 JUN 2018

DEED OF SALE
Valued at Rs. 79,00,000/-

THIS DEED OF SALE is made on the 27th day of June in the English Calendar year of the Two Thousand Eighteen (2018).

BETWEEN

Mrs. SNEHA DEVELOPER

Sneha Datta

Proprietor

st/26

SRI ASOKE KUMAR MITRA (having PAN BFUPM 4144 R), son of Late Manmatha Nath Mitra, by faith - Hindu, An Indian Citizen, by occupation - Retired Person, residing at 846, Sahid Hemanta Kumar Bose Sarani (Jawpur Road), Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, District - North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

- **A N D** -

SMT. SNEHA DAS (having PAN CRGPD 7414 Q), wife of Sri Biplob Dey and daughter of Sri Dilip Das, by faith - Hindu, An Indian Citizen, by occupation - Business, residing at 397, S. H. K. B. Sarani (Sahid Hemanta Kumar Bose Sarani), Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, District - North 24-Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by a registered deed of conveyance made in the year 1951 between Sri Baldeb Das & Sri Amiya Nath Das, therein jointly referred to as the Vendors of the One Part and Sri Fakir Chandra Ghosh, therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar of Cossipore Dum Dum and recorded therein as Deed No. 5912 in Book No. 1, Volume No.

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M.S. SNEHA DEVELOPER
Sneha Das
Proprietor

76 at Pages from 250 to 254 for the year 1951, wherein the said Vendors, Baldeb Das & Amiya Nath Das being the lawful owners and for valuable consideration therein mentioned sold, conveyed, transferred and assigned All That land measuring an area of 55 decimals be the same a little more or less, lying and situated within the Mouza - Kalidaha, comprised in C.S. Khatian No. 497 appertaining to C.S. Dag No. 1555, J. L. No. 23, Revenue Survey No. 16, Touzi No. 1298/2833, under the Police Station of Dum Dum, District - 24 Parganas now North 24 Parganas, more fully set forth and described in the Schedule there under written unto and in favour of the said Purchaser, Fakir Chandra Ghosh absolute and for ever.

AND WHEREAS after purchasing the aforesaid land, the said Fakir Chandra Ghosh while exercising his all right of ownership and possession as the sole owner thereof, the Revisional Settlement had been taken place in the said Mouza - Kalidaha and in the said settlement, the aforesaid land measuring about 55 decimals duly been recorded in the R.S. Record of Rights in the name of said Fakir Chandra Ghosh as "Raiyat" under R.S. Khatian No. 1974 appertaining to R.S. Dag No. 4589 and he had started to pay due rent from time to time directly in his name to the authority concerned since then.

AND WHEREAS during the course of his enjoyment of the aforesaid land, the said Fakir Chandra Ghosh become known as Fakir Chandra Roy by swearing an affidavit before the Ld. Court and the said "Fakir Chandra Ghosh" and "Fakir Chandra Roy" was the same and one identical person.

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Sneha Das

Proprietor

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AND WHEREAS the said Fakir Chandra Roy during the course of his enjoyment of the aforesaid land and at the time of his death was a Hindu and governed by the Hindu Succession Act, 1956 died intestate leaving behind him surviving his wife, Smt. Nagendra Bala Roy and three sons namely, Sri Kanai Lal Roy, Sri Sachindra Nath Roy, Sri Rathindra Nath Roy and one daughter, Smt. Asha Roy as his only legal heirs and successors to inherit his aforesaid property in equal share. Accordingly above named legal heirs of deceased, Fakir Chandra Roy jointly became the owners of the said land measuring an area of 55 decimals be the same a little more or less by way of law of inheritance and became each entitled to an undivided 1/5th share in the aforesaid land.

AND WHEREAS the said Smt. Nagendra Bala Roy, Kanai Lal Roy, Sachindra Nath, Rathindra Nath Roy and Smt. Asha Roy for their better enjoyments and exclusive possession in their aforesaid land amicably partitioned their said land by metes and bounds under a registered deed of partition and registered in the office of the Sub-Registrar of Cossipore Dum Dum and recorded therein as Deed No. 3971 in Book No. I, Volume No.70 at Pages from 11 to 49 for the year 1963.

AND WHEREAS by the said registered deed of partition amongst other land All That land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet has been exclusively allotted in favour of said Smt. Asha Roy for ever.

AND WHEREAS being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land measuring

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M/s. SNEHA DEVELOPER
Sneha Roy
Proprietor

more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet (more fully and clearly described and mentioned in the Schedule hereunder written and hereinafter referred to as the "**Said Land**"), the said Smt. Asha Roy owing to her lawful reasons and urgent requirement of money declared to sell her said land and one Sri Shyamlal Saha being the intending Purchaser therein offered to purchase the said land for valuable consideration.

AND WHEREAS by a registered deed of conveyance in vernacular made on and bearing date the 10th day of March, 1981 between said Smt. Asha Roy, therein referred to as the Vendor of the One Part and the said Sri Shyam Lal Saha, therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar of Cossipore Dum Dum and recorded therein as Deed No. 2252 in Book No. I, Volume No. 61 at Pages from 86 to 91 for the year 1981, wherein the said Vendor, Smt. Asha Roy being the lawful owner and for valuable consideration therein mentioned sold, conveyed, transferred and assigned All That piece or parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet, lying and situated within the Mouza - Kalidaha, comprised in C.S. Khatian No. 497 appertaining to C.S. Dag No. 1555 corresponding to R.S. Khatian No. 1974 appertaining to R.S. Dag No. 4589, J. L. No. 23, Revenue Survey No. 16, Touzi No. 1298/2833, under the Police Station of Dum Dum, District - 24 Parganas now North 24-Parganas, more fully set forth and described in the Schedule there under written unto and in favour of the said Purchaser, Shyam Lal Saha absolutely and for ever.

AND WHEREAS after purchasing the aforesaid land, the said Shyam Lal Saha while exercising his all right of ownership and

M/s. SNEHA DEVELOPER

Sneha Dey
Proprietor

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possession in the said piece or parcel of land as the sole owner thereof by constructing a tile shed thereon duly mutated his name in the record of the local municipal limits of the South Dum Dum Municipality as the lawful owner thereof and his aforesaid property duly been recorded in his name vide Holding No. 846, S. H. K. B. Sarani (Sahid Hemanta Kumar Bose Sarani) and he had started to pay due taxes from time to time directly in his name to the authority concerned since then.

AND WHEREAS during the course of his enjoyment of the aforesaid property, the said Shyam Lal Saha owing to his lawful reasons and urgent requirement of money sold and transferred his said land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet together with tile shed thereon being municipal Holding No. 846, S. H. K. B. Sarani unto and in favour of Nurul Kabir Akhtarujjaman by a registered deed of conveyance in vernacular dated 27.02.1987 and registered in the office of the Additional District Sub-Registrar of Cossipore Dum Dum and recorded therein as Deed No. 860 in Book No. I, Volume No. 17 at Pages from 105 to 114 for the year 1987 for valuable consideration mentioned therein.

AND WHEREAS after the purchase aforesaid, the said Nurul Kabir Akhtarujjaman owing to his lawful reasons and urgent requirement of money sold and transferred his said land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet together with tile shed thereon being municipal Holding No. 846, S. H. K. B. Sarani unto and in favour of the Vendor herein, Sri Asoke Kumar Mitra by a registered deed of conveyance in vernacular dated

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M/s. SNEHA DEVELOPER

Sneha Das
Proprietor

04.11.1989 and registered in the office of the Additional District Sub-Registrar of Cossipore Dum Dum and recorded therein as Deed No. 5205 in Book No. I, Volume No. 111 at Pages from 163 to 180 for the year 1989 for valuable consideration mentioned therein.

AND WHEREAS after purchasing the aforesaid property, the Vendor while exercising his all right of ownership and possession in the aforesaid property as the sole owner thereof duly mutated his name in the record of the said South Dum Dum Municipality as the lawful owner thereof and his aforesaid property duly been recorded in his name vide Holding No. 1266 (Old-846), S. H. K. B. Sarani in Ward No. 18 and he has started to pay due taxes from time to time directly in his name to the authority concerned since then.

AND WHEREAS being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property, the Vendor herein duly mutated his name in the Revenue Records of the B.L. & L. R. O., BKP - II, 24-Pgs(N) as the lawful owner thereof and his aforesaid land duly been recorded in his name under new Khatian No. 1339 appertaining to R.S. Dag No. 4589 and during the course of his enjoyment of the aforesaid property the L.R. Settlement had been taken place in the said Mouza - Kalidaha and in the said settlement, the aforesaid land duly been recorded in the L.R. Record of Rights in the name of the Vendor herein under L.R. Khatian No. 110 appertaining to L.R. Dag No. 4589 and he has paid the relevant rent for the same to the authority concerned since then.

AND WHEREAS in the meantime the Vendor has constructed one storied brick built building upon his aforesaid land after obtaining

M/s. SNEHA DEVELOPER

Sneha Dey
Proprietor

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sanction plan from the concerned authority of the South Dum Dum Municipality and started to use the same as the residential building for himself and other members of his family and the aforesaid property known, recorded and numbered as Premises No. 846, Sahid Hemanta Kumar Bose Sarani, Kolkata - 700 074.

AND WHEREAS the Vendor herein, Sri Asoke Kumar Mitra is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet together with one storied building thereon being municipal Holding No. 1266, S.H.K.B. Sarani corresponding to Premises No. 846, S. H. K. B. Sarani, Kolkata - 700 074 (more fully and particularly described and mentioned in the Schedule written hereunder and hereinafter referred to as the "**Said Property**"), which is free from all encumbrances and liabilities and except the Vendor herein there are no other person or persons have any right, title, interest or claim to the said property.

AND WHEREAS the Vendor owing to his lawful reasons and urgent requirement of money declared to sell his said land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet together with one storied building thereon being municipal Holding No. 1266 (Old-846), S.H.K.B. Sarani corresponding to Premises No. 846, S.H.K.B. Sarani, Kolkata - 700 074 (more fully and clearly described and mentioned in the Schedule written hereunder) together with easement rights relating thereto at or for a total consideration of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only and the Purchaser herein, Smt. Sneha Das offered to purchase the

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M/s. SNEHA DEVELOPER
Sneha Das
Proprietor

said property at or for the said total consideration of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only to which offer the Vendor duly agreed to sell the said property to the Purchaser herein at or for the said total consideration of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only.

AND WHEREAS the Purchaser has paid to the Vendor the said sum of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only as shown in the Memo of Consideration herein below written.

AND WHEREAS the Vendor has received from the Purchaser the said sum of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only as full and final consideration money of the said property (more fully and clearly described and mentioned in the Schedule written hereunder) and subsequently the Vendor has handed over the peaceful khas vacant possession thereof unto the Purchaser, which the Purchaser duly accepted from the Vendor.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH that in terms and covenants hereto before recited and in pursuance of the said consideration of the said sum of 79,00,000/- (Rupees Seventy Nine Lac) only being the full consideration price truly paid by the Purchaser to the Vendor which the Vendor doth hereby as well as by the memo of consideration hereinafter written admit and acknowledge and he, the Vendor doth hereby this conveyance grant sale transfer convey and assign unto and in favour of the Purchaser All That piece or parcel of land measuring an area of 2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet be the same a little more or less together with one storied building thereon, lying and situated

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M/s. SNEHA DEVELOPER

Sneha Dev

Proprietor

within the Mouza - Kalidaha, comprised in R.S. Khatian No. 1974 under C.S. Khatian No. 497, new Khatian No. 1339 appertaining to R.S. Dag No. 4589 under C.S. Dag No. 1555 corresponding to L.R. Khatian No. 110 appertaining to L.R. Dag No. 4589 being municipal Holding No. 1266 (Old-846), S.H.K.B. Sarani corresponding to Premises No. 846, S.H.K.B. Sarani, Kolkata - 700 074 being the land hereditaments and premises and delineated in the map or site plan annexed hereto and bordered thereon "**RED**" colour formed out of the part of this document and more fully described and mentioned in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "**Said Property**" together with all airs other lights paths and passage drain sewers courses and all manner of former and other rights, liberties easements claims privileges appendages appurtenances whatsoever belonging to the said property or in anywise appertaining thereto or with the same or any and every part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and all the estates right title interest inheritance reversion use trust possession property claim and demand whatsoever both at Law and in Equity of the said Vendor into and upon the said property or any or every part thereof and all deeds pattas and muniments writings and evidences of title which is anywise relates to the said property or any part or parcel thereof which now is or hereinafter shall or may be in the custody power or possession of the Vendor or any person or persons from whom the same can be or may be procured without any action or suit at law or in equity together with the right of production of documents which the Vendor has acquired under the aforesaid kobalas and/or conveyances and/or indentures/deeds and from

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M/s. SNEHA DEVELOPER

Sneha Das
Proprietor

the Court of Law which may be in the custody power or possession with him together with the right of passage and all other allied right of easements connected therein TO HAVE AND TO HOLD the said property hereby sold transferred granted released conveyed or expressed or intended so to be unto the Purchaser according to the nature and tenure thereof for ever and the said Vendor doth hereby covenants with the Purchaser that NOTWITHSTANDING any act deed or thing whatsoever by the said Vendor done or omitted or willingly suffered to the contrary the said Vendor has full power and absolute authority and indefeasible title to the said property hereby granted released conveyed or expressed and intended so to be unto and every part thereof for a good and perfect and indefeasible estate of inheritance equivalent to an estate in fee simple in possession without any manner of condition use trust power or any other restriction cause matter or thing whatsoever to alter charge defeat encumber or make void of the same and the said Vendor has now in himself good right full power and absolute authority to grant sell and transfer and convey the said property hereby granted sold transferred conveyed and assigned or expressed or intended so to be unto and to the use of the Purchaser in the manner as aforesaid AND it shall be lawful for the said Purchaser from time to time and at all times hereafter peaceably and quietly to enter into and upon and to have hold occupy possess and enjoy the said property and to receive the rents issues and profits thereof and of every part thereof for her own use and benefit without any lawful eviction interruption claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from under or in trust for the said Vendor and that from and clear and freely and

M/s. SNEHA DEVELOPER


Proprietor



clearly and absolutely acquitted exonerate and released or otherwise by and at the cost and expenses of the said Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates titles trouble charges liens debts encumbrances whatsoever made executed or suffered by the said Vendor or any person or persons lawfully or equitably claiming as aforesaid and further that the said Vendor and all persons claiming as aforesaid who shall or may have claim or any estate right title and interest inheritance the Schedule property claim or demand whatsoever either at law or in equity into or upon the said property or any and every part thereof from under the said Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and in favour of the Purchaser as shall or may be reasonable required.

Fingerprints of both the hands of the Vendor and the Purchaser herein along with their photographs have hereto duly been furnished and annexed herewith in the separate sheet at Page No. "16" formed out part of this document.

M/s. SNEHA DEVELOPER

Sneha Developer

Proprietor

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THE SCHEDULE ABOVE REFERRED TO
(Being the "Said Property")

ALL THAT piece or parcel of "Bastu" Land containing by estimation an area of **2 (Two) Cottahs 8 (Eight) Chittaks 15 (Fifteen) Square Feet** be the same a little more or less, whereupon cement flooring 700 square feet one storied brick built building has been erected and built in the year 1991, lying and situated within the Mouza - Kalidaha, comprised in R.S. Khatian No. 1974 under C.S. Khatian No. 497, New Khatian No. 1339 appertaining to R.S. Dag No. 4589 under C.S. Dag No. 1555 corresponding to L.R. Khatian No. 110 appertaining to L.R. Dag No. 4589, J.L. No. 23, Revenue Survey No. 16 appertaining to Touzi No. 1298/2833, under the Police Station of Dum Dum and in the District of North 24 Parganas and within the local municipal limits of the South Dum Dum Municipality in Ward No. 18 being Municipal Holding No. 1266, S.H.K.B. Sarani (Sahid Hemanta Kumar Bose Sarani) corresponding to Premises No. 846, S. H. K. B. Sarani, Kolkata - 700 074 and the said property is lying within the jurisdiction of the Additional District Sub-Registrar of Cossipore Dum Dum, North 24 Parganas and the said property is butted and bounded by the manner following, that is to say :-

- ON THE NORTH BY** : - Premises No. 849, Jawpur Road ;
ON THE SOUTH BY : Premises No. 247, S.H.K.B. Sarani & Premises No. 18/B, Jawpur Road ;
ON THE EAST BY : Municipal Road (S.H.K.B. Sarani) ;
ON THE WEST BY : Premises No. 88, Jawpur Road & Premises No. 42, Jawpur Road.

AND more fully and specifically shown in the site plan/map annexed hereto and demarcated therein with "**RED**" bordered formed out of a part of this document.

M/s. SNEHA DEVELOPER

Sneha Das

Proprietor

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective hands and signatures on the day, month and year first above written.

SIGNED AND DELIVERED
by the said

Asoke Kumar Mitra

VENDOR

- AND -

SIGNED AND
ACCEPTED by the said

Smeha Dasg

PURCHASER

IN THE PRESENCE OF
FOLLOWING WITNESSES :

1. Signature : *Soma Acharya.*
Address : *Imon, P-44/1, Motijheel Avenue.
Flat: 3E, 2nd floor, Dum Dum.
Kolkata - 700 74.*
2. Signature : *Ripras Dasg*
Address : *897, Sarada pally, Kof-55*
3. Signature : *Aujan Acharya.*
Address : *Iman Apartment
P- 44/1 Motijheel Av.
Flat - 3E, Dum Dum
Kolkata - 700 74*

DR. SNEHA DASG

Smeha Dasg
Proprietor

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 79,00,000/- (Rupees Seventy Nine Lac) only as full and final consideration money of the said property as per Memo below :-

MEMO

By R.T.G.S. from time to time from
Bandhan Bank, Bangur Avenue Br., Kol-55
and from Punjab & Sind Bank, Lake Town Br.,
Kol-89 in favour of the Vendor

Rs.79,00,000.00

Total - Rs.79,00,000.00

(Rupees Seventy Nine Lac only)

Cesoke Kumar Mishra

VENDOR

WITNESSES :

1. *Somo Acharya.*
2. *Ripras Dey.*
3. *Anjan Ananya.*











Ms. SNEH

Sneha Jha
Proprietor











Drafted by me and
prepared in my office.

Jayanta Kumar Bhaumik, Adv.
(Jayanta Kumar Bhaumik),
Advocate.
High Court, Calcutta.
WB/627/87.


SPECIMEN FORM FOR TEN FINGERPRINTS

	Asoke Kumar Mitra	Asoke Kumar Mitra	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			LEFT HAND				
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature Asoke Kumar Mitra

	Sneha Das	Sneha Das	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			LEFT HAND				
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature Sneha Das

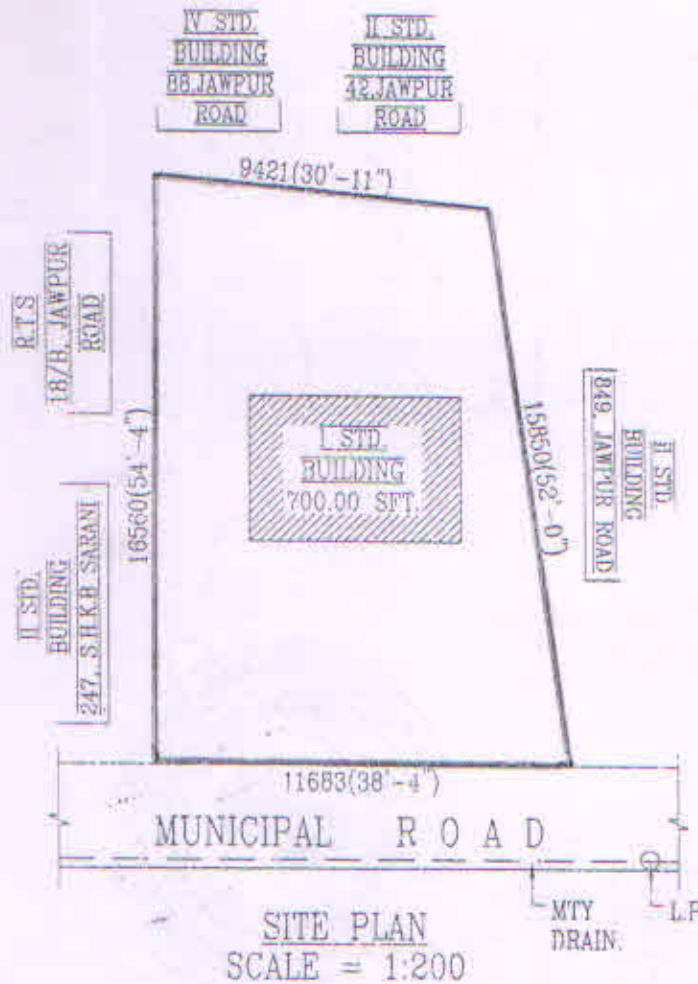
	PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
			LEFT HAND				
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature _____

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Sneha Das
Proprietor

SITE PLAN OF A PIECE OF LAND AT MOUZA - KALIDAHA, J.L. NO - 23, R.S. NO. - 16, TOUZI NO. - 1298/2833, R.S. KHATIAN NO. - 1974, R.S. PLOT NO. - 4589, L.R. DAG NO. - 4589, L. R. KHATIAN NO. - 110, IN HOLDING NO. - 1266(N), S.H.K.B SARANI, WARD NO. - 18, P.S. - DUM DUM, DIST. - NORTH 24 PARAGANAS, UNDER SOUTH DUM DUM MUNICIPALITY.

LAND AREA = 02 KH. 08 CH. 15 SFT.(M/L)
(AREA MARKED IN RED BORDER)



M/s DEVELOPER
Sneha Das
Proprietor

Asare Kumar Mishra

SIGNATURE OF VENDOR

Sneha Das

SIGNATURE OF PURCHASER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-025306194-1

Payment Mode Online Payment

GRN Date: 29/06/2018 15:11:45

Bank : Allahabad Bank

BRN : 260618008608771

BRN Date: 26/06/2018 15:12:40

DEPOSITOR'S DETAILS

Id No. : 15060000895443/4/2018

(Query No./Query Year)

Name : Mookherjee Consultancy

Contact No

Mobile No. : +91 9831359397

E-mail

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Smt Sneha Das

Office Name

Office Address

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000895443/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	473520
2	15060000895443/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	79014
3	15060000895443/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	166

Total

552700

In Words : Rupees Five Lakh Fifty Two Thousand Seven Hundred only

M/s. SNEHA DEVELOPER

Sneha Das
Proprietor

Major Information of the Deed

Deed No :	I-1506-05624/2018	Date of Registration	27/06/2018
Query No / Year	1506-0000895443/2018	Office where deed is registered	
Query Date	07/06/2018 6:18:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sneha Das Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. 9804270149, Status : Buyer/Claimant		
Transaction:	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value :	Market Value		
Rs. 79,00,000/-	Rs. 79,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,74,020/- (Article:23)	Rs. 79,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sahid Hemanta Bose/ Kumar Bose Sarani, Mouza: Kalidaha, Premises No. 846, Ward No. 18, Holding No.1266

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4589	LR-110	Bastu	Bastu	2 Katha 8 Chatak 15 Sq Ft	74,00,000/-	74,00,000/-	Property is on Road Adjacent to Metal Road.
Grand Total :					4.1594Dec	74,00,000 /-	74,00,000 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr Floor, Area of floor 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 26 Years, Roof Type, Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,00,000 /-	5,00,000 /-	

M/s. SNEHA DEVELOPER




Sneha Das
Proprietor

Major Information of the Deed - I-1506-05624/2018-27/06/2018



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Asoke Kumar Mitra (Presentant) Son of Late Manmatha Nath Mitra Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office			
	27/06/2018	LTI 27/06/2018		27/06/2018
846 Sahid Hemanta Kumar Bose Sarani, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BFUPM4144R, Status :Individual, Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sneha Das Wife of Biplob Dey Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office			
	27/06/2018	LTI 27/06/2018		27/06/2018
Wife of Biplob Dey Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : CRGPD7414Q, Status :Individual, Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office				

Identifier Details :

Name & address	
Soma Acharya Wife of Anjan Acharya Iman Apartment P-44/1 Motijheel Avenue, P.O:- Motijheel, P.S- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074. Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Asoke Kumar Mitra, Sneha Das	
	27/06/2018
M/s. SNEHA DEVELOPERS  Proprietor	

Major Information of the Deed - I-1506-05624/2018-27/06/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Asoke Kumar Mitra	Sneha Das-4.15938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Asoke Kumar Mitra	Sneha Das-700.00000000 Sq Ft

Land Details as per Land Record

District North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sahid Hemanta Bose/ Kumar Bose Sarani, Mouza: Kalidaha, Premises No: 846, Ward No: 18, Holding No:1266

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 4589(Corresponding RS Plot No - 4589), LR Khatian No:- 110	Owner: অসোক কুমার মিত্র, Gurdian: মনমথ নাথ, Address: নিজ, Classification: শালি, Area: 0.04180000 Acre.

Endorsement For Deed Number : I - 150605624 / 2018

On 27-06-2018:

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 23 of Indian Stamp Act 1899

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:30 hrs on 27-06-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Asoke Kumar Mitra, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 79,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 27/06/2018 by 1. Asoke Kumar Mitra, Son of Late Manmatha Nath Mitra, 846 Sahid Hemanta Kumar Bose Sarani, P.O. Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 2. Sneha Das, Wife of Biplob Dey, 397 Sahid Hemanta Kumar Bose Sarani, P.O. Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Identified by Soma Acharya, , Wife of Anjan Acharya, Iman Apartment P-44/1 Motijheel Avenue, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,014/- (A(1) = Rs 79,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/06/2018 3:12PM with Govt. Ref. No: 192018190253061941 on 28-06-2018, Amount Rs: 79,014/-, Bank Allahabad Bank (ALLA0210031), Ref. No. 260618008608771 on 26-06-2018, Head of Account 0030-03-104-001-16

M/s. SNEHA DEVI OPTS

Sneha Das

Proprietor

Major information of the Deed - I-1506-05624/2018-27/06/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,74,020/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 4,73,520/-

Description of Stamp

1 Stamp Type: Court Fees, Amount: Rs.10/-

2 Stamp Type: Impressed, Serial no 42459, Amount: Rs.500/-, Date of Purchase: 05/06/2018, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/06/2018 3:12PM with Govt. Ref. No: 192018190253061941 on 26-06-2018, Amount Rs: 4,73,520/-
Bank: Allahabad Bank (ALLA0210031), Ref. No. 260618008608771 on 26-06-2018, Head of Account 0030-02-103-003-02



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

M/s. SNEHA DEVELOPER

Sneha Das
Proprietor

Major Information of the Deed :- I-1506-05624/2018-27/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 246643 to 246669
being No 150605624 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.06.28 12:20:40 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 28/06/2018 12:17:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

M/s. S...
Suman Basu
11/11/18

(This document is digitally signed.)